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MEMORANDUM

March 16, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: ZONING MAP AMENDMENT APPLICATION NO. 133 - HUNTINGTON
AVENUE, FENWAY, EXTENSION OF B-2 DISTRICT

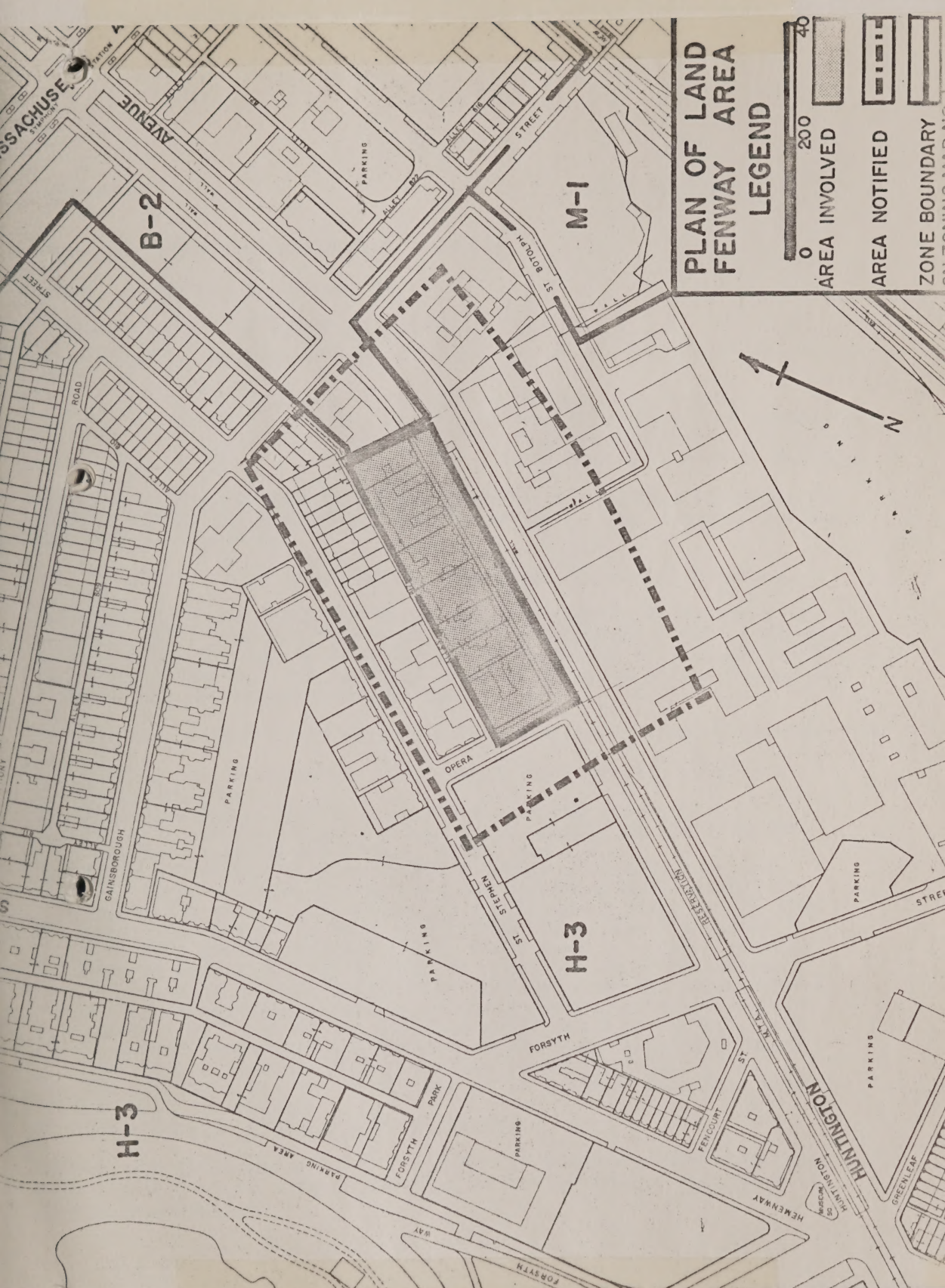
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3/16

The area involved lies along the northwesterly side of Huntington Avenue opposite Northeastern University from Opera Place to within about 150 feet of Gainsborough Street. The petitioner, Fordham Apartments, Inc., seeks an extension of a B-2 district, which abuts the area to the northeast, to include about 54,400 square feet of land now in an H-3 (apartment) district.

The area contains large, older apartment buildings whose ground floor levels have been converted to stores catering to the student population. The petitioner indicates that his purpose in seeking the amendment is to avoid having to seek non-conforming use permits when changing store tenants. The petitioner owns three of the seven apartment buildings affected by the change.

The properties affected are located in an area of transition and impending change. Due to these uncertain circumstances, the staff recommends denial until more specific plans in support of the change are filed. Recommend denial.

VOTED: That in connection with Map Amendment Application No. 133, by Fordham Apartments, Inc., to change from an H-3 to a B-2 district land on the north-west side of Huntington Avenue north of Opera Place, the Boston Redevelopment Authority recommends denial until specific plans in support of the change are made known.



MASSACHUSETTS
BOSTON

PLAN OF LAND FENWAY AREA LEGEND

- 0 200 400
AREA INVOLVED
- AREA NOTIFIED
- ZONE BOUNDARY

MEMORANDUM

March 16, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2403
City of Boston Park Department
Sportsmans Tennis Club (Lessee)
930 Blue Hill Avenue, Mattapan

Petitioners seek a conditional use to erect a one story clubhouse and tennis courts in a residential (R-.8) district. The proposal violates the code as follows:

Section 8-7. A private club is conditional in a R-.8 district.

The Park Department proposes to lease approximately three acres of Franklin Field near the intersection of Westview and Stratton Streets to the Sportsmans Tennis Club for the construction of a clubhouse and four tennis courts. The facility would be operated by the lessee on a membership and non-membership basis.

Preliminary review of the site plan indicates the following deficiencies:

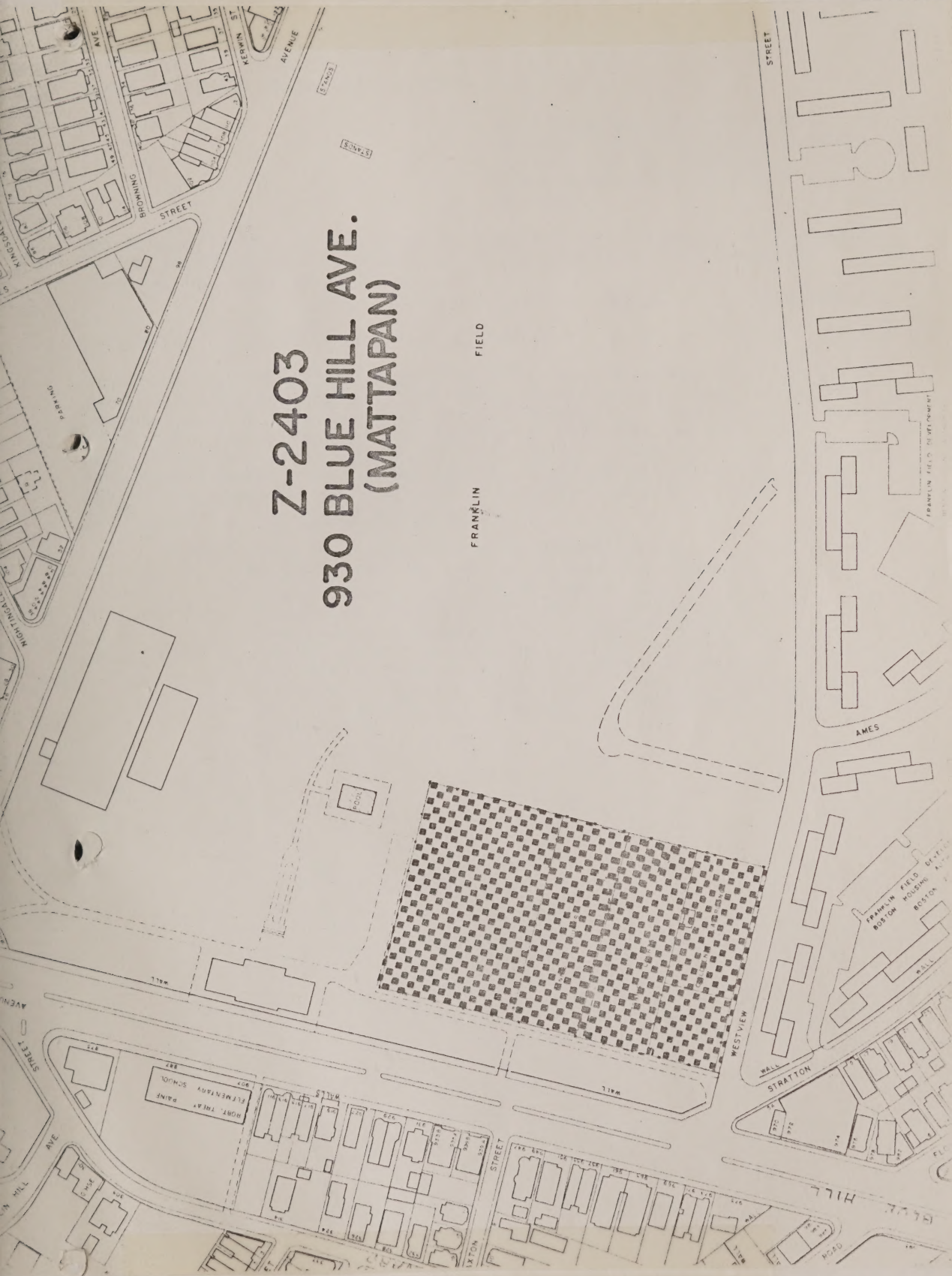
1. Lack of any relationship to adjacent land uses and conditions.
2. No topography.
3. No indication of existing site features and conditions;
4. The relationship of any outdoor tennis courts to the proposed building; details for fences, paths, etc.
5. Vehicular access is circuitous; a driver is required to make four turns to reach the parking lot from Blue Hill Avenue; no indication of the full extent of the proposed roads on the site.
6. Lack of direct pedestrian access from the sidewalk adjacent Blue Hill Avenue; the pedestrian would have to cross a grassed area or walk along the roadway to reach the building; since the building will be utilized by children from the neighborhood, a well defined and separate pedestrian accessway should be provided; a 90° turn of the building would front one entrance on Blue Hill Avenue, thus providing separate entrances for people arriving on foot and those arriving by automobile.
7. New plantings are not indicated; it is apparent that considerable planting is required.
8. Proposed site drainage not indicated.

In sum, the developer has not prepared nor submitted sufficient site plan information to support approval of the proposal. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2403, brought by the City of Boston Park Department and Sportsmans Tennis Club, 930 Blue Hill Avenue, Mattapan, for a conditional use to erect a one story clubhouse and tennis courts in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial as submitted. The developer has not prepared nor submitted sufficient site plan information to support approval of the proposal. The Developer should submit all plans to the Authority for design review.

Z-2403
930 BLUE HILL AVE.
(MATTAPAN)

FRANKLIN FIELD



Board of Appeal Referrals 3/16/72

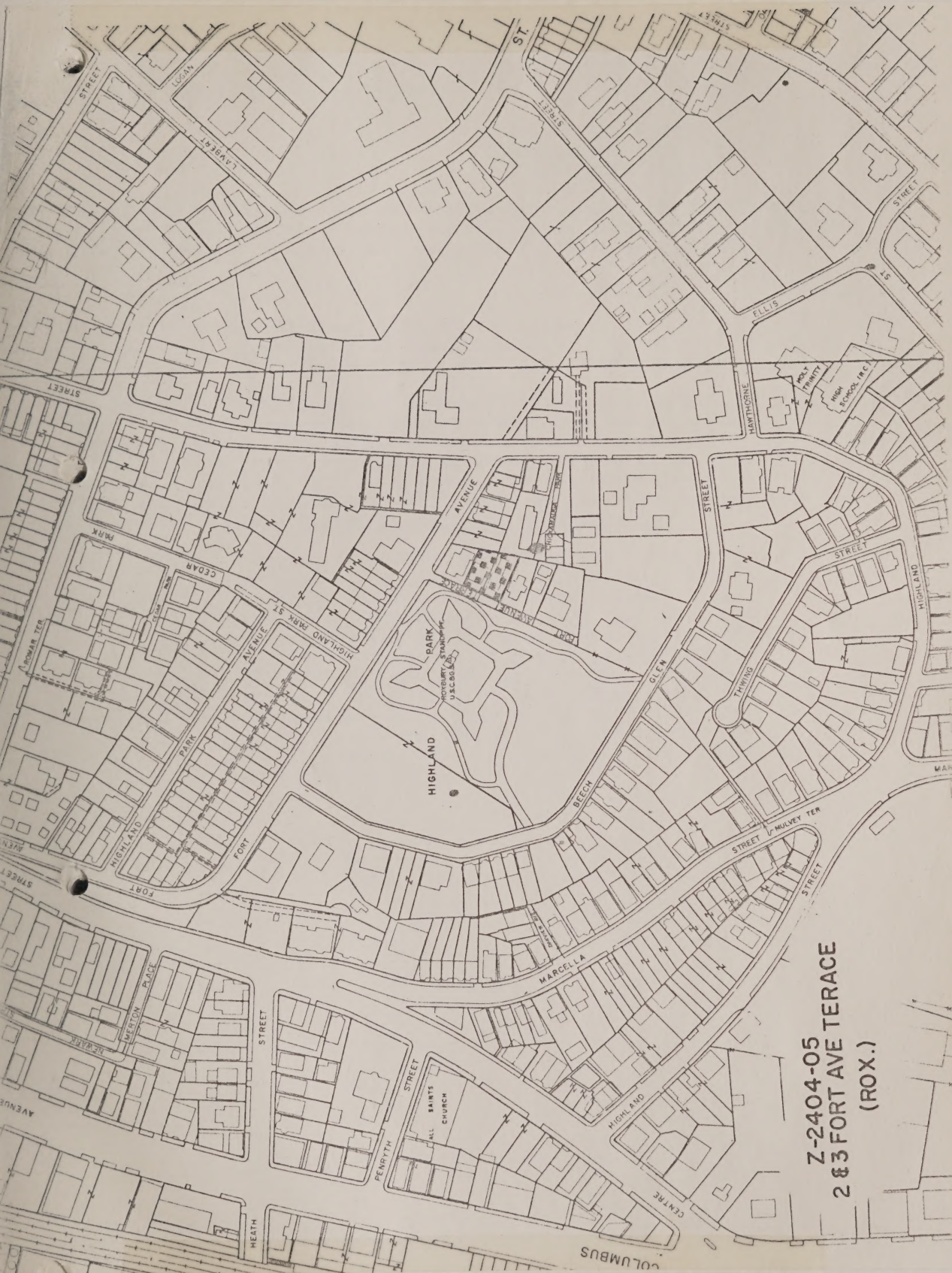
Petitions Nos. Z-2404-2405
United Illuminating Realty Trust
Richard Guerin, Trustee
2 & 3 Fort Avenue Terrace
Roxbury

Petitioner seeks two variances to legalize the occupancy of a single family dwelling in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 19-1. Side yard is not provided.	10 ft.	0 (2 violations)

The property, located on Fort Avenue Terrace near the intersection of Fort Avenue in the Model Cities Area, contains two frame residential structures (2 & 2½ stories) under one ownership. Approximately three years ago, the petitioner constructed a small pitched roof all weather connection at the first floor level between the structures without a permit. This petition will legalize the existing single family occupancy of the combined structures. The side yard violation is technical. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2404-2405, brought by United Illuminating Realty Trust, 2 & 3 Fort Avenue Terrace in the Model Cities Area, for two variances to legalize the occupancy of a single family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The existing single family occupancy will be legalized. The side yard violation is technical.



Z-2404-05
283 FORT AVE TERENCE
(ROX.)

Board of Appeal Referrals 3/16/72

Petition No. Z-2406
Congregation Adath Israel
260 Riverway, Boston

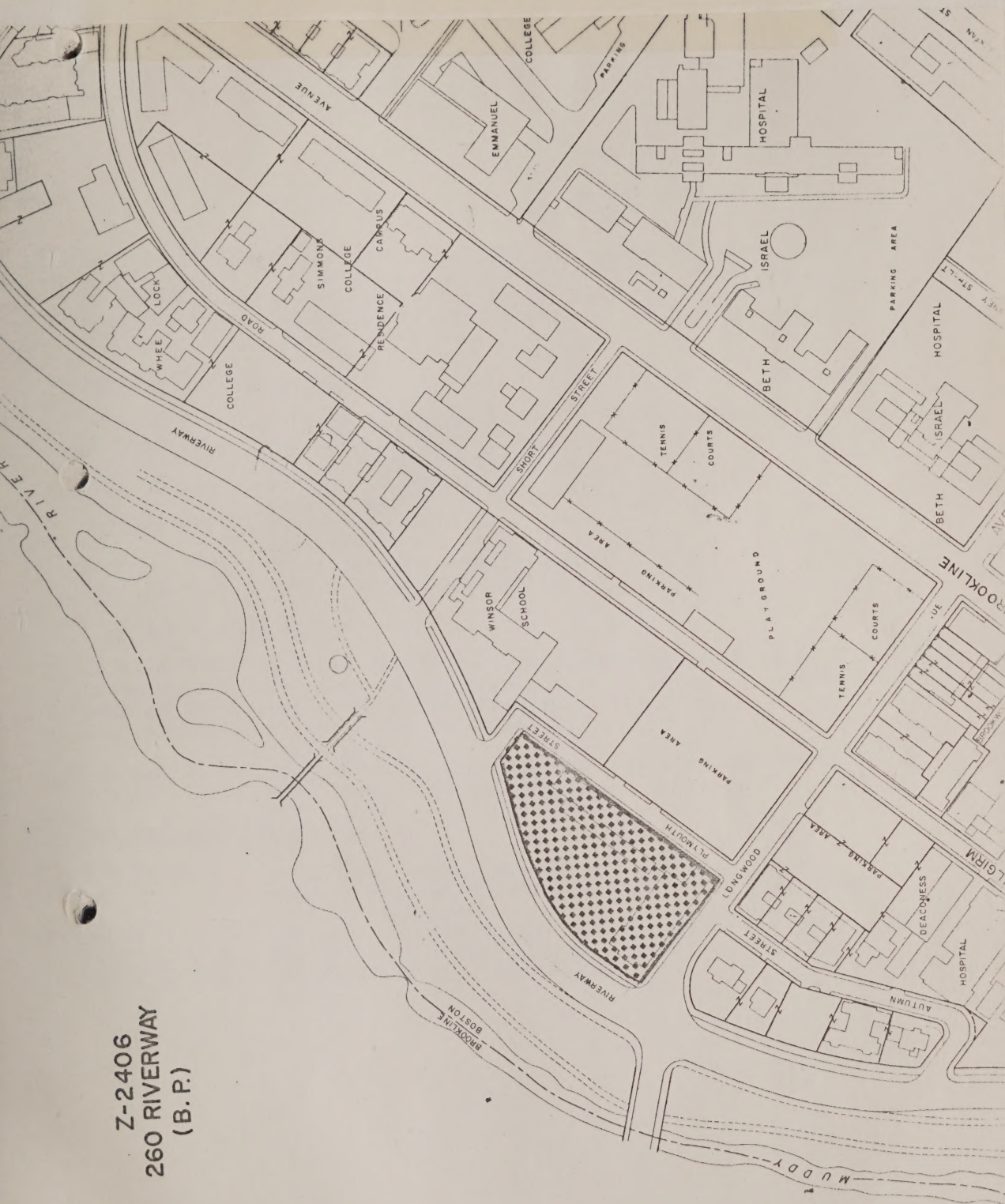
Petitioner seeks three variances to erect a one story and basement addition to an existing temple and religious school in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.4
Section 18-1. Front yard is insufficient.	25 ft.	8 ft.
Section 23-1. Off street parking facilities not provided on lot.		

The property, located on the Riverway at the intersection of Longwood Avenue in the Fenway Urban Renewal Area, contains a temple and religious school. The proposed extension will accommodate 1,100 people. Sufficient off street parking facilities (193) will be provided in a parking lot owned by the petitioner directly opposite the temple. The staff recommends that development plans be submitted to the Authority for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2406, brought by Congregation Adath Israel, 260 Riverway, in the Fenway Urban Renewal Area, for three variances to erect a one story and basement addition to an existing temple and religious school in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that development plans for the proposed extension are submitted to the Authority for design review. Sufficient off street parking will be supplied on petitioner's property proximate to the temple.

Z-2406
260 RIVERWAY
(B.P.)



Board of Appeal Referrals 3/16/72

Petitions Nos. Z-2407-2410
John R. Boulger
91-105 Metropolitan Avenue
Roslindale

Petitioner seeks four forbidden uses and twenty-one variances to erect three, 3 family dwellings and for a change of occupancy of an existing structure from a two family dwelling to a three family dwelling in a residential (R-.5) district. The proposal violates the code as follows:

91 Metropolitan Avenue

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A three family dwelling is forbidden in an R-.5 district.		
Section 14-1.	Lot area is insufficient.	2 acres	5007 sf
Section 14-3.	Lot width is insufficient.	200 ft.	52 ft.
Section 14-4.	Street frontage is insufficient.	200 ft.	52 ft.
Section 15-1.	Floor area ratio is excessive.	0.5	0.53
Section 18-1.	Front yard is insufficient.	25 ft.	20 ft.
Section 19-1.	Side yard is insufficient.	10 ft.	9.6 ft.

95 Metropolitan Avenue

Section 8-7.	A three family dwelling is forbidden in an R-.5 district.		
Section 14-1.	Lot area is insufficient.	2 acres	5000 sf
Section 14-3.	Lot width is insufficient.	200 ft.	50 ft.
Section 14-4.	Street frontage is insufficient.	200 ft.	50 ft.
Section 17-1.	Open space is insufficient.	1000 sf/du	600 sf/du
Section 19-1.	Side yard is insufficient.	10 ft.	8 ft.

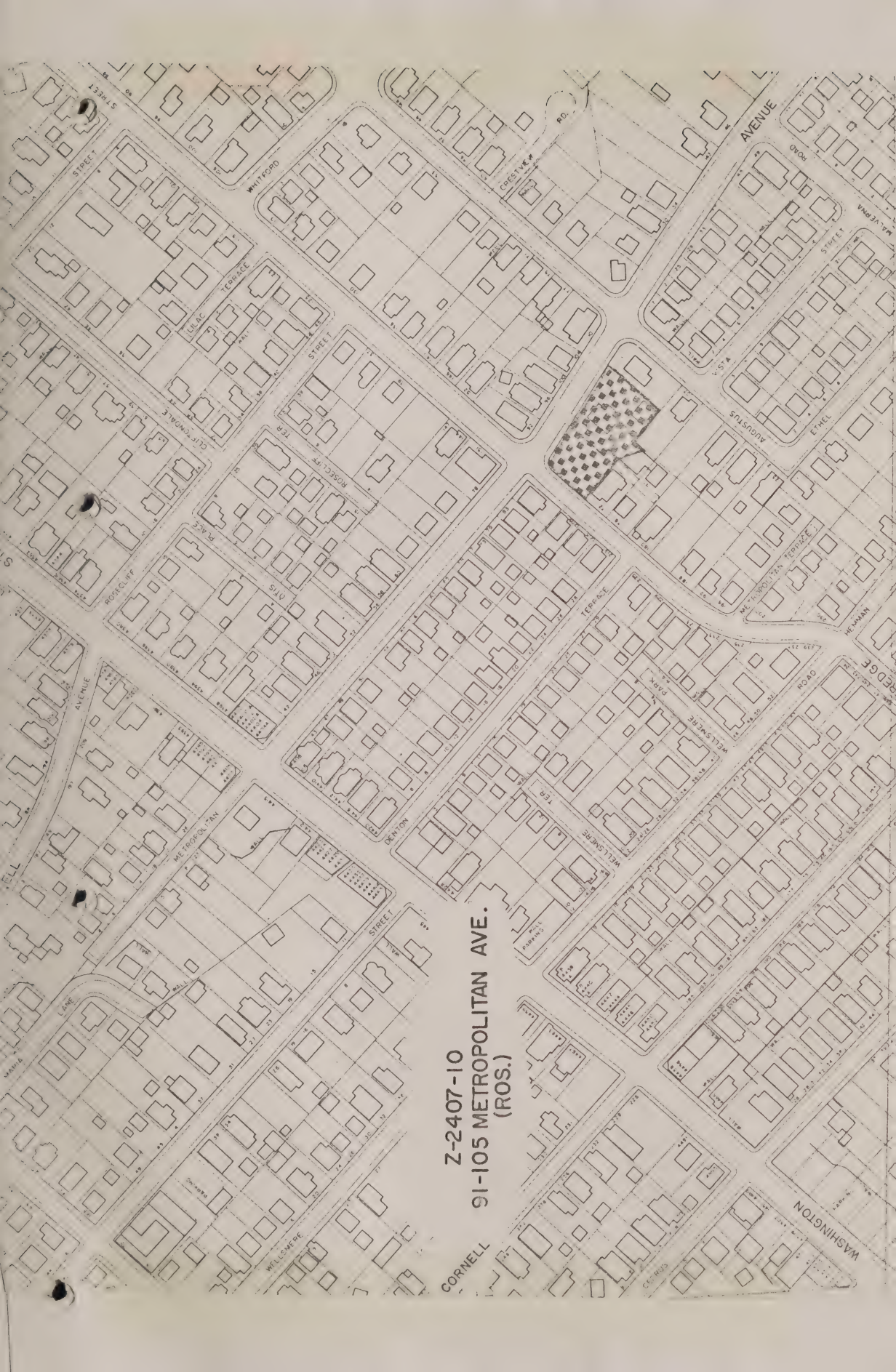
101 Metropolitan Avenue

Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area is forbidden in an R-.5 district.		
Section 14-1.	Lot area is insufficient.	2 acres	8000 sf/du
Section 14-3.	Lot width is insufficient.	200 ft.	51 ft.
Section 14-4.	Street frontage is insufficient.	200 ft.	51 ft.

<u>105 Metropolitan Avenue</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A three family dwelling is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	4088 sf
Section 14-3. Lot width is insufficient.	200 ft..	50 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	50 ft.
Section 15-1. Floor area ratio is excessive.	0.5	0.6
Section 17-1. Open space is insufficient.	1000 sf/du	430 sf/du
Section 19-1. Side yard is insufficient.	10 ft.	8 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	25 ft.

The property, located on Metropolitan Avenue at the intersection of Kittredge Street, contains a 2½ story frame dwelling on approximately 2,000 square feet of land. Insufficient open space and excessive density represent over intensification of land development. The proposal is incompatible with the single and two family residential character of the area. A two family development would be appropriate and in accord with the R-.5 zoning district. Recommend denial as submitted.

VOTED: That in connection with Petitions Nos. Z-2407-2410, brought by John R. Boulger, 91-105 Metropolitan Avenue, Roslindale, for four forbidden uses and twenty-one variances to erect three, 3 family dwellings and for a change of occupancy from a two family dwelling to a three family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Insufficient open space and excessive density represent over intensification of land development. The proposal is incompatible with the single and two family residential character of the area. A two family development would be appropriate and in accord with the R-.5 zoning district.



Z-2407-10
91-105 METROPOLITAN AVE.
(ROS.)

Board of Appeal Referrals 3/16/72

Petition No. Z-2411
Kemble Magazine Realty Trust
John Finley, Trustee
100 Magazine Street, Boston

Petitioner seeks a conditional use for a change of occupancy from office and manufacturing to school, office and manufacturing in an industrial (I-2) district. The proposal violates the code as follows:

Section 8-7. An elementary school which satisfies the requirements of the compulsory education laws of the Commonwealth of Massachusetts is conditional in an I-2 district.

The property, located on Magazine Street at the intersection of Farnham Street in the Model Cities Area, contains a two-story masonry structure. The "Warehouse Cooperative School", currently occupying the second floor of the structure, is a special type of alternative private school designed to accommodate approximately 95 exceptional children between the ages of 5 and 18. The majority of the children would come from families of low and middle income. The facility is essential and in accord with the requirements for a conditional use permit. The School has received informal approval from the Boston School Board pending approval of the conditional use permit. Recommend approval.

VOTED: That in connection with Petition No. Z-2411, brought by Kemble Magazine Realty Trust, 100 Magazine Street, in the Model Cities Area, for a conditional use for a change of occupancy from office and manufacturing to school, office and manufacturing in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. The facility is essential and in accord with the requirements for a conditional use permit.



Z-2411
100 MAGAZINE ST.
(ROX.)
WILLIAM

EUSTIS
PLAYGROUND

HAMIL MASON
ELEMENTARY SCHOOL

Petition No. Z-2413
Russell Vartesian
21 Rockland Street,
West Roxbury

Petitioner seeks a variance to erect a two story and basement eight unit apartment building in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	561 sf/du

The property, located on Rockland Street near the intersection of Washington Street, contains 8,925 square feet of vacant land. The proposed multiple unit development would be incompatible with the low density (one & two family) residential nature of the neighborhood. The structure would be surrounded on three sides by drive-ways, creating an unattractive appearance and insufficient usable open space. The proposal is an unreasonable and an excessive use of land. Recommend denial.

VOTED: That in connection with Petition No. Z-2413, brought by Russell Vartesian, 21 Rockland Street, West Roxbury, for a variance to erect a two story and basement eight unit apartment building in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The multiple unit development would be incompatible with the low density (one and two family) residential nature of the neighborhood. The structure would be surrounded on three sides by drive-ways, creating an unattractive appearance and insufficient usable open space. The proposal is an unreasonable and excessive use of land.

Z-2413
21 ROCKLAND ST.
(W.R.)

Board of Appeal Referrals 3/16/72

Petition No. Z-2414
Barletta Company
14 Whipple Avenue (Rear),
Roslindale

Petitioner seeks a forbidden use and three variances for a change of occupancy from a garage to a contractor's office in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A contractor's office is forbidden in an R-.8 district.		
Section 10-1. Parking not allowed in front yard.		
Section 19-1. Side yard is not provided.	10 ft.	0
Section 20-1. Rear yard is not provided.	40 ft.	0

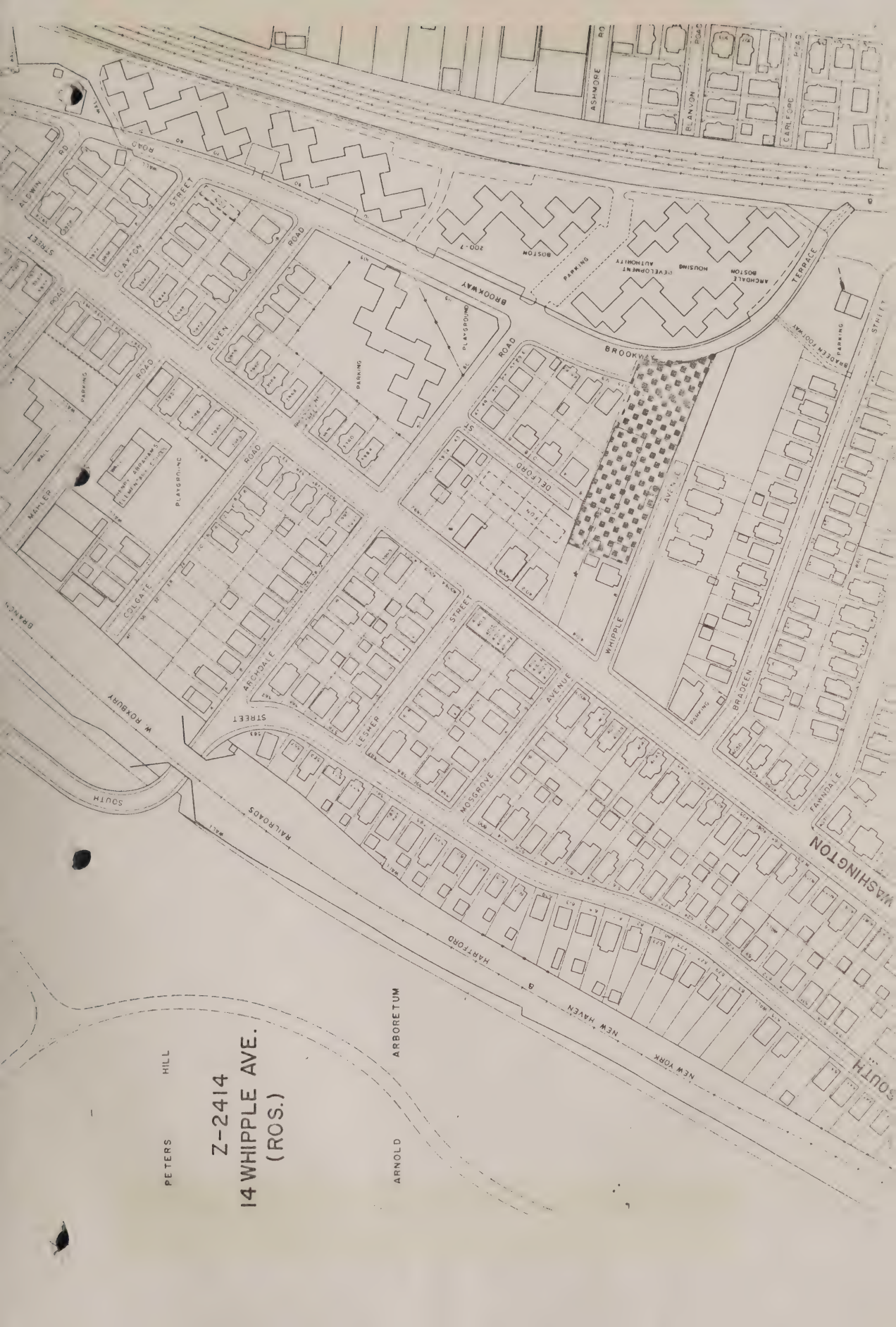
The property, located on Whipple Avenue near the intersection of Washington Street, contains a contractor's yard. The proposal consists of the demolition of existing office building and conversion of a portion of a garage building on rear of the premises to office use. The yard violations are existing. Adequate parking will be provided. Recommend approval.

VOTED: That in connection with Petition No. Z-2414, brought by Barletta Company, 14 Whipple Avenue (Rear), Roslindale, for a forbidden use and three variances for a change of occupancy from a garage to a contractor's office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The yard violations are existing. Adequate parking will be provided.

PETERS HILL

Z-2414
14 WHIPPLE AVE.
(ROS.)

ARNOLD ARBORETUM



Board of Appeal Referrals 3/16/72

Petition No. Z-2419
Wentworth College of Technology
549 Huntington Avenue, Roxbury

Petitioner seeks a conditional use and a variance to erect a two story science and technology laboratory building in a general business (B-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A college is conditional in a B-1 district.		
Section 23-3. Off street parking is insufficient.	17 spaces	14 spaces

The property, located on Huntington Avenue near the intersection of Vancouver Street, contains approximately 15,133 square feet of vacant land. The structure will provide special laboratories for use of students attending Wentworth College of Technology. Additional off street parking facilities are available on other parking areas owned by the school. Development plans must be submitted to the Authority for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2419, brought by Wentworth College of Technology, 549 Huntington Avenue, in the Fenway Urban Renewal Area, for a conditional use and a variance to erect a two story science and technology laboratory building in a general business (B-1) district, the Boston Redevelopment Authority recommends approval, provided that the development plans are submitted to the Authority for design review. Additional off street parking facilities are available on other parking areas owned by the school.

Z-2419
549 HUNTINGTON AVE.
(ROX.)



Board of Appeal Referrals 3/16/72

Petition No. Z-2420
Alice B. Carrara
41 Clifford Street
Hyde Park

Petitioner seeks two variances to erect a single family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	25 ft.	20 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	9 ft.

The property, located on Clifford Street at the intersection of Parkson Street contains 7,899 square feet of vacant land. The corner lot single family dwelling will be consistent with existing residential uses. Abutting properties will not be affected by the yard setback deficiencies. Recommend approval.

VOTED: That in connection with Petition No. Z-2420, brought by Alice B. Carrara, 41 Clifford Street, Hyde Park, for two variances to erect a single family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The corner lot proposed dwelling will be consistent with existing residential uses. Abutting properties will not be affected by the yard setback deficiencies.



Z-2420
41 CLIFFORD ST.
(H.P.)

Board of Appeal Referrals 3/16/72

Petition No. Z-2422
Volunteers of America Inc. of Mass.
5 Parley Vale, Jamaica Plain

Petitioner seeks a conditional use, a forbidden use and a variance from four apartments to a home for orphan children and a lodging house in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An orphanage is forbidden in an R-.5 district.		
Section 8-7. A lodging house is conditional in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	19,758

The property, located on Parley Vale near the intersection of Parley Avenue, contains a 2½ story frame structure on 19,758 square feet of land. The residence (18 rooms) would provide a home for 7-9 orphan children, presently wards of the Commonwealth, and who would be supervised by house parents. The area is quasi-institutional in character (similar children's home, nursing homes and hospital).
Recommend approval.

VOTED: That in connection with Petition No. Z-2422, brought by Volunteers of America Inc. of Mass, 5 Parley Vale, Jamaica Plain, for a conditional use, a forbidden use and a variance for a change of occupancy from four apartments to a home for orphan children and a lodging house in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposal is consistent with similar small institutional uses in the area.



Z-2422 VALE
5 SPARLEY VALE
(J.P.)

Board of Appeal Referrals 3/16/72

Petition No. Z-2437
National Raceway, Inc.
117 Waldemar Avenue,
East Boston

Petitioner seeks a conditional use to convert a portion of the existing grandstand facility to a terraced restaurant in a general business (B-1) district. The proposal violates the code as follows:

Section 8-6. A change in a conditional use requires a Board of Appeal hearing.

The property, located on Waldemar Avenue, contains a race track. Approximately 2,500 grandstand seats would be displaced to construct the proposed booth style restaurant facility accommodating 400 people. The proposal will comply with the conditions required for approval under Section 6-3 of the code. Recommend approval.

VOTED: That in connection with Petition No. Z-2437, brought by National Raceway, Inc., 117 Waldemar Avenue, East Boston, for a conditional use to convert a portion of the existing grandstand facility to a terraced restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. The proposal will comply with the conditions required for approval under Section 6-3 of the code.

Z-2437
117 WALDEMAR AVE.
(E.B.)

TANK

TANK

PARKING

PARKING

SUFFOLK DOWNS PARK

CITY OF REVERE
CITY OF BOSTON

WALDEMAR
AVENUE

